

Appendix 3

Equality, Diversity, Cohesion and Integration (EDCI) screening

As a public authority we need to ensure that all our strategies, policies, service and functions, both current and proposed have given proper consideration to equality, diversity, cohesion and integration.

A **screening** process can help judge relevance and provides a record of both the **process** and **decision**. Screening should be a short, sharp exercise that determines relevance for all new and revised strategies, policies, services and functions. Completed at the earliest opportunity it will help to determine:

- the relevance of proposals and decisions to equality, diversity, cohesion and integration.
- whether or not equality, diversity, cohesion and integration is being or has already been considered, and
- whether or not it is necessary to carry out an impact assessment.

Directorate: City Development	Service area: Asset Management and Regeneration
Lead person: Claire Easto	Contact number: 87717

1. Title: The Engine House, South Bank Leeds

Is this a:

Strategy / Policy

Service / Function

Other

If other, please specify

2. Please provide a brief description of what you are screening

The Engine House is located in South Bank, in the centre of the Tower Works site. It is listed at grade II as the former Engine House to Tower Works. The building is in Council ownership and the Council holds ringfenced grant available to part fund its refurbishment. Independent valuations have demonstrated that the Engine House is not viable without grant support. It is proposed that the Council disposes of the property at market value to the adjacent landowner Mustard Wharf Property Unit Trust, This is a fund managed by Legal and General Investment Management (LGIM) and LGIM will

manage the development. It is also proposed that the Council utilises £1m of the ringfenced grant as a contribution towards the conservation deficit of the property.

This is a significant opportunity which will contribute to the long-term sustainability of the listed building and the wider momentum of regeneration of South Bank

The screening relates to the recommendations made to Executive Board as follows

- a. Approve that the Council disposes of Engine House site at market value to MWPUT.
- b. Approve that, utilising the external ringfenced monies held, the Council provides a heritage grant capped at £1m to MWPUT as a contribution towards the shell and core works in accordance with the Heads of Terms outlined in exempt Appendix 2, subject to subsidy control compliance agreement of satisfactory security arrangements.
- c. To give approval to the Director of City Development, in consultation with the Director of Resources and Executive Member for Infrastructure and Climate, to finalise detailed terms in accordance with the terms set out in exempt Appendix 2.

3. Relevance to equality, diversity, cohesion and integration

All the council's strategies and policies, service and functions affect service users, employees or the wider community – city wide or more local. These will also have a greater or lesser relevance to equality, diversity, cohesion and integration.

The following questions will help you to identify how relevant your proposals are.

When considering these questions think about age, carers, disability, gender reassignment, race, religion or belief, sex, sexual orientation. Also those areas that impact on or relate to equality: tackling poverty and improving health and well-being.

Questions	Yes	No
Is there an existing or likely differential impact for the different equality characteristics?	x	
Have there been or likely to be any public concerns about the policy or proposal?		x
Could the proposal affect how our services, commissioning or procurement activities are organised, provided, located and by whom?		x
Could the proposal affect our workforce or employment practices?		x
Does the proposal involve or will it have an impact on <ul style="list-style-type: none"> • Eliminating unlawful discrimination, victimisation and harassment 	x	

<ul style="list-style-type: none"> • Advancing equality of opportunity • Fostering good relations 		
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If you have answered **no** to the questions above please complete **sections 6 and 7**

If you have answered **yes** to any of the above and;

- Believe you have already considered the impact on equality, diversity, cohesion and integration within your proposal please go to **section 4**.
- Are not already considering the impact on equality, diversity, cohesion and integration within your proposal please go to **section 5**.

4. Considering the impact on equality, diversity, cohesion and integration

If you can demonstrate you have considered how your proposals impact on equality, diversity, cohesion and integration you have carried out an impact assessment.

Please provide specific details for all three areas below (use the prompts for guidance).

- **How have you considered equality, diversity, cohesion and integration?** (think about the scope of the proposal, who is likely to be affected, equality related information, gaps in information and plans to address, consultation and engagement activities (taken place or planned) with those likely to be affected)

We have considered the impact of the proposal on equality, diversity, cohesion and integration through research and consideration of potential impacts upon equality characteristics.

The development project relates to a single distinct building located within the Tower Works site in the South Bank area of Leeds, which, following approval to the report recommendations will receive grant funding unlocking delivery of a redevelopment project. The Council has considered learning from previous projects of a similar nature and any equality considerations

At present the grade II listed Engine House building is in deteriorated condition and inaccessible to the public. Consideration has been given to equalities in pursuing opportunities for the redevelopment of the building to increase public access to and understanding of the building.

- **Key findings**

(think about any potential positive and negative impact on different equality characteristics, potential to promote strong and positive relationships between groups, potential to bring groups/communities into increased contact with each other, perception that the proposal could benefit one group at the expense of another)

The project will deliver the refurbishment of the grade II listed Engine House and its re-use, which is likely to be open to the public. At present the building is inaccessible to the public and is in a deteriorated condition. As a result of the development, accessibility to the building will be increased with visitors able to enter and experience the building. They will be able to appreciate its historic character and functional industrial architecture, contributing to an increased awareness of and understanding of the historic character of the building and of the Tower Works site, as well as an increased sense of place and appreciation of local distinctiveness.

In addition, the proposed development will need obtain secure planning and listed building consent, and therefore will be subject to policies which ensure access for all. This includes policy P10 of the adopted Core Strategy which sets out that development should be 'accessible to all users'. The SPD 'Accessible Leeds' includes a consideration of accessibility in the context of historic buildings which requires at SPD Implementation Point 5 that *'when considering re-use of refurbishment of heritage assets, historic or listed buildings, opportunities should be explored to identify potential modifications to improve levels of inclusion and access for disabled people'*.

Furthermore, the property is located within the Holbeck area of Leeds – an area with high levels of socio-economic deprivation. Investment into the property will provide additional jobs as part of the area's ongoing regeneration.

- **Actions**

(think about how you will promote positive impact and remove/ reduce negative impact)

The Council will continue to consider diversity and equalities in decision making around the redevelopment of the Engine House.

On completion of the grant period and following the refurbishment and re-use of the Engine House we will undertake a review of equality impacts.

5. If you are **not already considering the impact on equality, diversity, cohesion and integration you **will need to carry out an impact assessment.****

Date to scope and plan your impact assessment:	n/a
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Date to complete your impact assessment	n/a
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Lead person for your impact assessment (Include name and job title)	n/a
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6. Governance, ownership and approval

Please state here who has approved the actions and outcomes of the screening

Name	Job title	Date
Lee Arnell	Executive Manager, Regeneration	30/03/2023
Date screening completed		30/02/2023

7. Publishing

Though **all** key decisions are required to give due regard to equality the council **only** publishes those related to **Executive Board, Full Council, Key Delegated Decisions** or a **Significant Operational Decision**.

A copy of this equality screening should be attached as an appendix to the decision making report:

- Governance Services will publish those relating to Executive Board and Full Council.
- The appropriate directorate will publish those relating to Delegated Decisions and Significant Operational Decisions.
- A copy of all other equality screenings that are not to be published should be sent to equalityteam@leeds.gov.uk for record.

Complete the appropriate section below with the date the report and attached screening was sent:

For Executive Board or Full Council – sent to Governance Services	Date sent:
For Delegated Decisions or Significant Operational Decisions – sent to appropriate Directorate	Date sent:
All other decisions – sent to equalityteam@leeds.gov.uk	Date sent: